



Area Planning Department For Vigo County

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Terre Haute • West Terre Haute • Riley • Seelyville

DATE: September 3, 2020

REPORT TO THE CITY COUNCIL ON ZONING MAP AMENDMENT

THE VIGO COUNTY AREA PLAN COMMISSION HEREBY GIVES CERTIFICATION TO
SPECIAL ORDINANCE NUMBER 10-20

CERTIFICATION DATE: September 2, 2020

TO: The Honorable Common Council of the City of Terre Haute

Dear Members,

The Vigo County Area Plan Commission offers you the following report and certification on Special Ordinance No. 10-20. This Ordinance is a rezoning of the property located at 1322 South 11th. The Petitioner, Jeremy Nelson Hopkins, petitions the Plan Commission to rezone said real estate from zoning classification C-2 to R-1, Two-Family Residence District in order to have the entire property zoned the same so he can sell his home.

The Ordinance was published in the Tribune-Star Newspaper in accordance with IC 5-3-1 and Division XIII of the Comprehensive Zoning Ordinance. Further, this ordinance was posted by the City Building Inspection Department in accordance with IC 36-7-4-604(c).

The Area Plan Commission considered Special Ordinance No. 10-20 at a public meeting and hearing held Wednesday, September 2, 2020. Remonstrators were not present. At this meeting, a quorum was present throughout the meeting pursuant to IC 36-7-4-301, and the Area Plan Commission took official action on Special Ordinance No. 10-20 as required by IC 36-7-4-302. The Area Plan Commission of Vigo County now hereby attaches certification to Special Ordinance No. 10-20 as required by IC 36-7-4-401(a)(7) and IC 36-7-4-605(c).

Therefore, Area Plan Commission's certified recommendation on Special Ordinance No. 10-20 was FAVORABLE WITH THE FOLLOWING CONDITION: None.



Handwritten signature of Fred L. Wilson.

Fred L. Wilson, President

Handwritten signature of Jared Baylor.

Jared Baylor, Executive Director

Received this 3rd day of September, 2020

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APPLICATION INFORMATION

Property Owner: Jeremy Nelson Hopkins

Proposed Use: Single Family Residence

Proposed Zoning: R-2, Two-Family Residence District

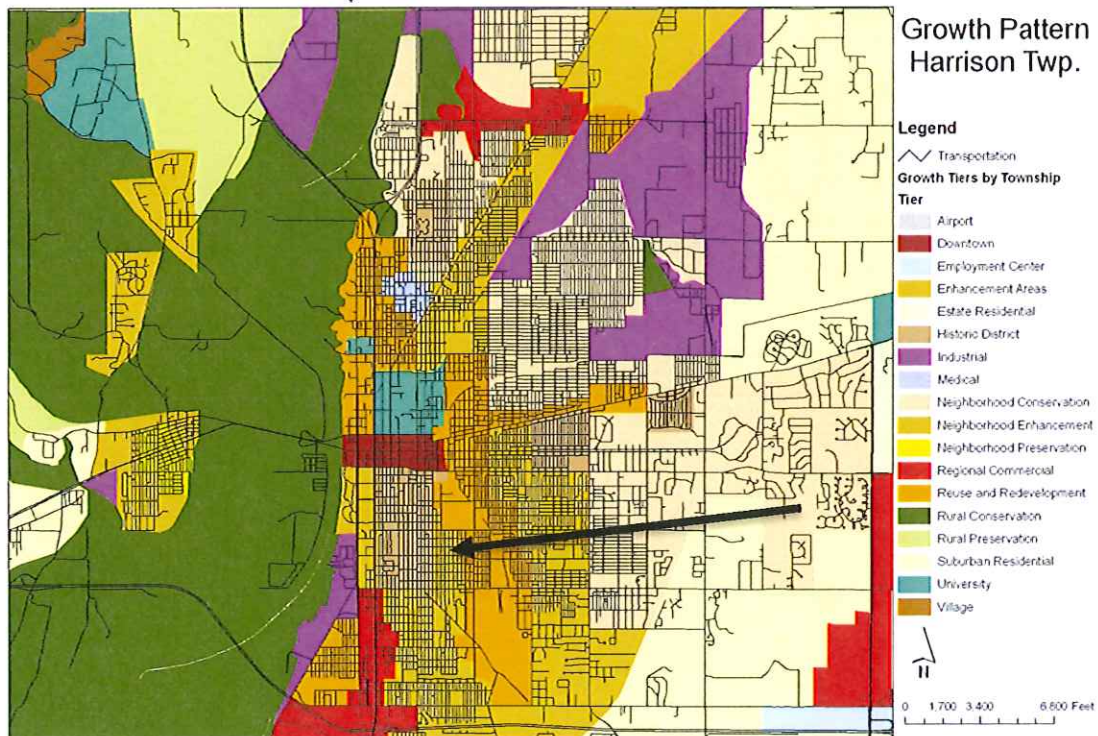
Current Zoning: C-2, Limited Community Commerce

Location: The property is on the corner of Washington Avenue and S. 11th St.

Common Address: 1322 S 11th Street, Terre Haute, IN 47802

COMPREHENSIVE PLAN GUIDANCE

Service Area: The City of Terre Haute



Guiding Policies:

Neighborhood Enhancement Areas

Areas that qualify as Neighborhood Enhancement, represent residential areas with aging housing stock, older industrial areas that are in need of reinvestment, and neighborhood commercial nodes that need assistance in meeting modern development standards. These areas are primarily located within the Terre Haute, West Terre Haute, Seelyville, and Riley.

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In regards to residential neighborhoods that are in need of rehabilitation, they should receive priority efforts with respect to public improvements such as drainage, sidewalks, street, curb and gutter repair and replacement, and landscaping in the public rights-of-way. Where appropriate, new residential infill projects should be considered a high priority for undeveloped parcels. Over time incompatible and inconsistent uses with the residential context of these neighborhoods should be eliminated.

Over time, it is reasonable to expect some displacement of existing industrial facilities, either because of functional and competitive obsolescence of facilities themselves or because corporate restructuring. As facilities are displaced, facility reuse plans or site redevelopment plans should be prepared. In some cases, industrial reuse or redevelopment may not be appropriate, for example in older core of the City of Terre Haute.

Neighborhood commercial areas are small scale, retail activity clusters or planned centers that serve limited market areas – typically 4,000 to 10,000 people. They provide shopping opportunities for those most frequently purchased goods and services. Neighborhood commercial areas should be distributed throughout the community in relationship to the distribution of households. Each neighborhood commercial center should be a master planned commercial development that is contained within a defined tract or land area. Auto ingress and egress must be controlled. Most importantly, these areas should relate to surrounding residential neighborhoods but not adversely impact the livability of those neighborhoods through traffic, lighting, noise, litter, or other impacts. They will require strong buffering and landscape regulations, as well as being architecturally harmonized and able to blend with their neighborhood context.

Additional policies for Neighborhood Enhancement Areas should include:

- Encourage infill development that is compatible with the land use mix and intensity of existing development.
- Support preservation and rehabilitation of historic properties.
- Incompatible and inconsistent uses with the residential context of these neighborhoods should be eliminated.
- Identify areas that need sub-area plans and prioritize the development of those plans by area.
- Allow for a range of housing densities based on the zoning ordinance.
- Encourage neighborhoods to develop a unique sense of place, but still be part of the larger city.

Dev. Priority: There is a low development priority in this area. Focus should remain on stability and reinvestment in the neighborhood.

ZONING COMPATIBILITY

Sur. Zones and Uses: **North** – R-2, Two-Family Residence District
East – R-2, Two-Family Residence District
South – R-2, Two-Family Residence District
West – R-2, Two-Family Residence District

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ZONING REGULATIONS

- R-2 Purpose: Single-Family and Two-Family Dwellings Units
- R-2 Uses: Any use permitted in the R-1, Single-family Residence District, such as Churches, Rectories, and Parish Houses, Convents and Monasteries; Gardening, including nurseries, provided that no offensive odors or dust are created; Public Libraries; Child Care as a Home Occupations; Parks, Playgrounds, and Schools; Residential Facility for the Developmentally Disabled. (Gen. Ord. No. 19, 1997, 2-12-98); Residential Facility for the Mentally Ill. (Gen. Ord. No. 19, 1997, 2-12-98).
- R-2 Standards: Minimum Lot Size: 7,200 Sq. Ft. FAR 0.5 %
Street Setback: 55 feet from centerline on Plum St.;
55 feet on 31st St.
Rear setback: 11 feet (no alley)
Interior setback: 5 feet from the interior lot line;

FINDINGS and RECOMMENDATION

- Staff Findings: A portion of the property is currently zoned C-2. The petitioner is selling the home and would like to rezone the entire property to R-1 to match the surrounding zoning.

If we look at the district in which it is located, the four blocks immediately to the west, south and east, and two blocks immediately to the north, are all solidly zoned R-2. A single-family attached and detached home is permitted by right in an R-2 (Sec. 10-180, c.(1&2)), it would seem to be in keeping with the district and would provide a continuity of use with adjoining properties if the petition were R-2.

Recommendation: Staff offers a Favorable Recommendation for this petition but would favor the R-2 zoning over the R-1 zoning: